

REAL ESTATE

PHOENIX SUB-DIVISIONS IN LAST EIGHT MONTHS

Figures by O. A. Turney,
Civil Engineer, Showing
That 1789 New Lots Have
Been Created in Phoenix
and Its Suburbs

How Phoenix has grown and what plans have been made for its future growth have been the real estate men know. It is likely that no one real estate man knows. It would take the aggregate knowledge of all of them to grasp the facts. There is one man who does know and he is O. A. Turney former city engineer who says that since last September thirty-seven sub-divisions have been laid out. Mr. Turney has laid out twenty-eight of them. The whole country north of the city to the Arizona canal with the exception of small isolated areas has been subdivided. The greatest activity has been north-east of town where twenty sub-divisions have been formed. Among these subdivisions are the following: for Greene & Griffin, a block in Brill addition called Bonnie View. Just east of it in the same addition an added acreage has been cut up for J. M. Burroughs and is included in Burroughs addition. Near this a tract has been cut up for B. W. Getzinger known as Rosemont.

In the same quarter section is Belvedere a subdivision of forty acres, cut into fifty foot lots for J. W. Stacy. In the neighborhood of Gorman's is Clovis place on Van Buren street, a subdivision of ten acres, divided into city lots for Dr. H. T. Bailey. An addition immediately north of it known as Barkley Place has also been subdivided. Montezuma Place, a subdivision on the Tempe road has been cut into smaller lots.

The great increase in the value of property in this neighborhood has resulted in the re-subdivision of the tracts into lots of smaller dimensions. This is the case in Hurley Heights which has been cut into lots of more

nearly conventional size for C. W. Morath.

On Central avenue is Ashland Place the property of Greene & Griffin adjacent to Los Olivos (Phoenix). In the way of larger tracts there are such as Colter tract on North Central avenue; also Roselawn Heights, a subdivision of half of the Gordon Tweed ranch for E. P. McCarthy. Greene & Griffin have put out Meadowbrook near the Grand canal. Griffin & Kalfus have subdivided that old time vineyard known as La Veta and have retained that name for the tract. Near the Maricopa canal is Brown Acres, a tract near Whittier Acres. At the Sierra Vista Bend of the Glendale car line, H. B. Wilkinson has subdivided forty acres into suburban residence lots which are being handled by C. E. Saurthwaite. These twenty subdivisions northeast of Phoenix include 440 acres and contain 1920 lots.

Since last September ten subdivisions have been made in northwest Phoenix or northwest of Phoenix. On Central avenue is the home place of J. J. Sweeney, near the Arizona School of Music. A re-subdivision of Latham addition has been made. Then came two tracts near the Oakton school, the property of D. H. Telford, which have been subdivided. These lots are being handled by J. S. Griffin. Farther north on Central avenue is the home place of C. W. Allen on the Glendale car line, which has been cut up. Also on the Glendale car line is West Orangewood the 160 acre tract of W. D. Fuller and Independence Acres a tract owned by A. A. Fairchild.

Between Phoenix and Alhambra is a tract known as McElroy Acres recently subdivided by its owner C. J. McElroy. Greene & Griffin are putting extensive improvements into Oakland, a sub-division of forty acres just north of the Capitol building. Farther west, D. D. Horning has subdivided his 160 acre ranch into suburban tracts. In the northwest direction from town the subdivisions con-

brace 569 acres which have been cut into 260 lots.

Southwest of town are South Acres, a subdivision of the Frank E. McCarthy. Nearer town is South Capital, a subdivision adjoining Irvine addition. On south Central avenue is Park Tract Acres, a subdivision near the old race tract. These subdivisions in the southwest embrace eighty acres and comprise 263 lots.

Southeast of town is a subdivision for E. P. McCarthy, a tract north of Buena Ventura on Seventh street. Near the Linville school is a subdivision for James Kinney known as La Patria; also Casa Chica for A. M. Wiatt. These southeastern subdivisions occupy twenty-six acres and comprise sixty-six lots. Mr. Turney had at the time this information was furnished incomplete orders for subdivisions which would make forty-five lots.

In Glendale there are subdivisions of eighty acres into fifty foot lots. These are near the edge of the town, surrounding the school buildings. This tract is called Catlin court and contains 188 lots. In Tempe there is a tract of forty acres called Goodwin Homes making ninety-one lots.

The subdivisions in Phoenix and vicinity are classified by Mr. Turney as follows:

	Acres	Lots
Northeast	440	1920
Northwest	569	260
Southwest	80	263
Southeast	24	54

Additional	1113	1777
	4	12
		1789

Outside of Phoenix and vicinity 160 acres have been cut into 288 lots. The average size of all these lots is about one-half acre.

Said Mr. Turney, "It may be supposed by some that the subdivision has been greater than the demand for lots. On July 15, 1913, there were 24,883 lots in the country. In eight months there was according to these figures a gain of eight per cent for the year. But this gain has not been as rapid as that of the postal receipts. The gain in the school population of Phoenix thirty per cent was two and a half times as great. The gain in the population it would be found to be far in excess of the gain in the number of city lots."

MURPHY AND IRVIN BUSY

Will Open New Subdivision on Burroughs' Tract Which is Recent Purchase by These Live-Wire Real Estate Men

So great has been the demand for lots in their Bella Vista Place addition, which is now practically sold out, Murphy & Irvin have just effected the purchase of the Burroughs' tract, immediately opposite and adjoining the northern extremity of their present subdivision facing on North Central avenue, and will put it on the market within the next ten days.

This makes the third big deal that this progressive firm has completed within the past few months, and judging by their success in the handling of Bella Vista Place, and its wonderful sales record, there is every reason to believe that this new tract will become a record-breaker.

It will rival, if not excel in improvements, their beautiful Bella Vista Place. The same old Spanish style of entrances will be erected at the entrances of each street; roses and palms will be planted; parkings, sidewalks and curbs put in; and the same beautiful electrical effects will illuminate this addition in the evenings.

The delay in getting the water out to Bella Vista Place prevented the earlier commencement of many fine homes that will be begun in the near future. However, this trouble will not be met within their new addition on the other side of Central avenue, for the same 6-inch main that now supplies Bella Vista Place with city water will also supply the new addition. This means that building operations will be commenced just as soon as the tract is opened.

"The men behind the guns" have the utmost faith in the north end of Phoenix, and will spare no effort to duplicate their past successes.

The motto, "What is worth doing at all is worth doing right" will still hold sway in the carrying out of the improvements, and the handling of this new tract, just as it always has "just across the street."

WATCH FOR THE NEW CHASE TRUCKS.—(Advertisement.)

MARRIAGE NOT MADE IN HEAVEN

LONDON, May 29.—Two ex-prisoners at Knutsford jail, Cheshire, were married yesterday at the parish church, which stands opposite the prison.

The bride and bridegroom had just completed their sentences of one month, and while in jail they had carried on a love correspondence.

The man proposed, and being accepted, the prison chaplain made the necessary arrangements for the union, and himself officiated at the ceremony.

DRAWN HERE BY A MAGNET

That "indescribable something" which appeals to people who visit Arizona was never more in evidence than in the case of the Gardner family, recently of Santa Monica, but now full-fledged Arizonians. Mrs. P. E. Gardner of 1513 Eleventh St., Santa Monica, grandmother of a six foot resident of the coast city, came to Arizona some time ago to visit. She was so pleased with the general conditions, that she talked about Arizona from morning till night. Members of the family became imbued with the idea of coming to the Salt River Valley, after hearing her descriptions.

Mother Brings Son

Accompanied by her youngest son, Philip, Jr., Mrs. Gardner started for the Salt River Valley, without definite plans. She registered at the Y. W. C. A. and inserted an ad in the Republican. When a call came for a nurse in response to the ad she took the position, as her German nature rebels at idleness. Inside a week Philip had a position with the Mountain States Telephone and Telegraph Company. Then word was sent to Norris Gardner another son, who joined at Ventura. He came and resided at Ventura. He is a cement finisher and general contractor and already has work, but is looking for a contract in brick or cement. In order that the Gardner Colony might be complete, the father will come next week, and will be accompanied by Mrs. Norris Gardner.

Mrs. Gardner states that she has

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more sons in Santa Monica, both skilled mechanics, and that as soon as the head of the family arrives and gets a contract he will send for the two sons and their families.

Board of Trade to Help

Harry Welch, secretary of the board of trade says he will do everything possible to help the gardeners get settled. However he stated to a Republican reporter yesterday that Malcolm Fraser and John Meyers were offering special inducements to the gardeners. The large amount of building in Tucson was held out as an inducement by the live wire representative of the Old Pueblo Cham-

ber of Commerce, while the Prescott Prince of Boosters, was talking climate. However, Mrs. Gardner says she thinks the climate here is not at all bad, and she hopes within the next few days either to trade her property in Santa Monica, for Salt River Valley or rent it to some one who expects to visit the coast during the summer.

Has Faith in Republican

The house is situated in the finest part of the city in a high class residence district, nicely furnished, and is but a block from the car. Realizing the benefit of the Republican

want ad, by experience, she has inserted a notice in the want columns of this excellent paper, and expects to make a deal within the next few days. People interested in the Santa Monica property should answer this want ad, or call Mrs. Gardner at phone 8142.

Will Purchase Home Here

If she is unable to trade her property for real estate in the Valley, Mrs. Gardner will purchase a small tract of land and build a home. She is an expert in gardening and chicken raising and sees great possibilities in the Valley.

A Model Apartment House Thoroughly Modern In Design

The most modern and up-to-date apartment house yet built in the city is now being erected at the corner of Third Avenue and Roosevelt Street for Henry C. Power, according to plans drawn by architects, Peabody & Stuart.

As shown by the cut the building is

to be two stories in height, of colonial design, and will contain when completed sixteen separate apartments, each composed of living room, dining room, dressing room, screened porch, kitchen and bath.

The building has been designed so as to make each apartment complete

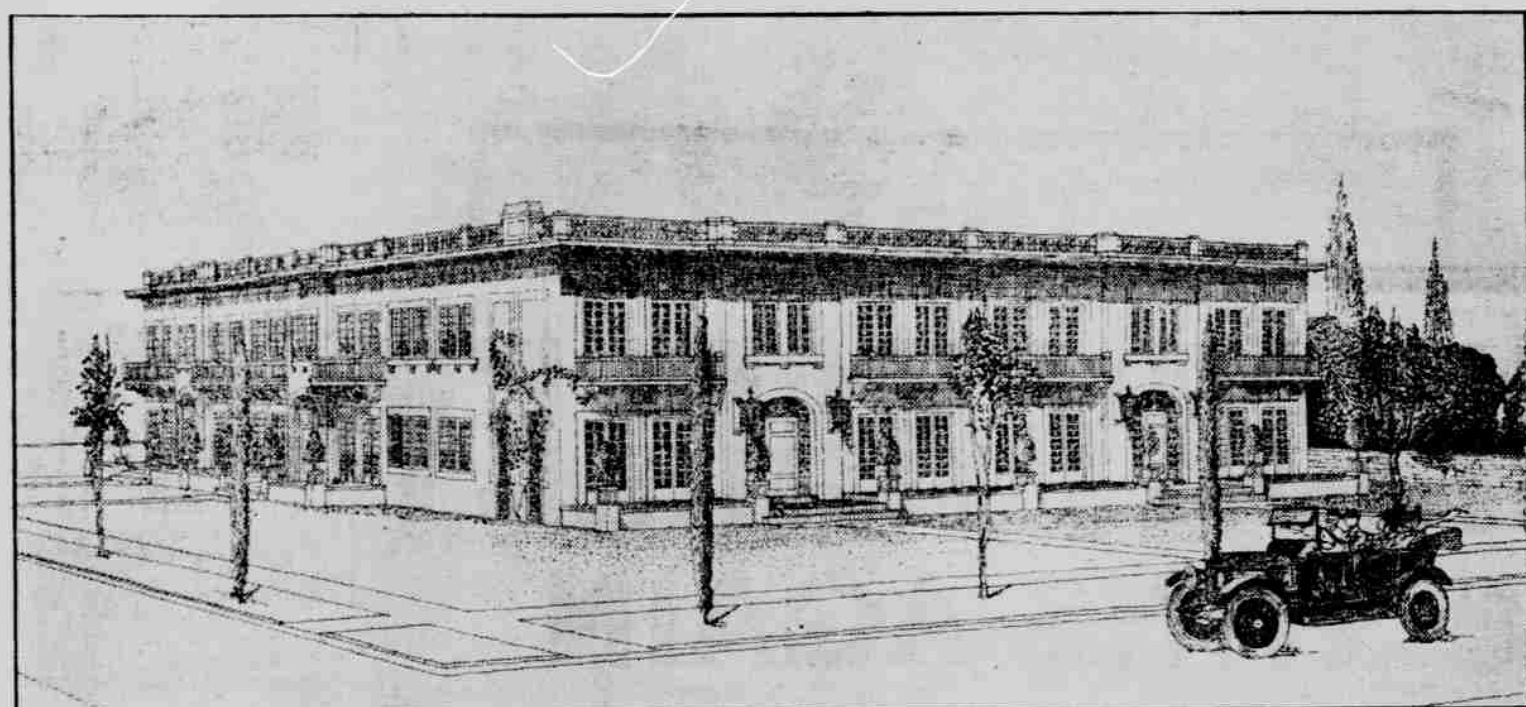
in itself, with the utmost privacy. No space has been wasted in corridors; each apartment having its own private entrance, both from front and rear including porches.

Each room will receive direct light and air as cleanliness has been uppermost in the minds of the designers.

The interior finish is to be very

the colonial feature being carried throughout in the mantels, buffets and all the modern built-in features. All floors are hardwood. Steam heat will be furnished.

Work is being pushed rapidly as the building will be completed by Sept. 1.



Power Apartment House, Third Avenue and Roosevelt

—Peabody and Stuart, Architects



"Where Opportunity Knocks"

Is it not a fact, that the nearer to maturity it is, the more valuable an orchard becomes. Then, when the trees begin to bear, when the farmer is receiving big returns on his investment, still greater must be the prosperity and increasing value of such a community. Here in a "nut-shell" lies the great possibilities for Scottsdale.

Values Must Increase

Hundreds of acres are already planted out to fruit. Oranges, lemons, peaches, apricots, olives, etc., will be the valuable crops to be packed and shipped in Scottsdale. Scottsdale will then be the busiest fruit center in Arizona, backed up with, what experts have pronounced the most fertile soil in the world. Will you own property here? Can you afford to overlook the fact that the best time to buy is "When the orchards are young?"

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